

LR - Government
Instrument
Agency Name: BALTIMORE
COUNTY/HALLER MARITAL TRUST
Instrument List
Describe Other:
Ref:
Total:
04/30/2021 08.00
#14866260 CC0301 -
Baltimore
County/CC03.01.06 -
Register 06

Initial
EMSA
Initial
JAHG

Code: 05--RW91-128-03
J.O. 205-7500
Item 1(H)
Election District 1063

COUNTY HIGHWAY DEED

THIS DEED, made this 23rd day of November in the year 2020 by and between **EMILY S. HALLER and JULIA ALLISON HALLER GOTTSCH, TRUSTEES OF THE HALLER MARITAL TRUST**, Grantor; and **BALTIMORE COUNTY, MARYLAND**, a body corporate and politic, Grantee.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does grant and convey unto **BALTIMORE COUNTY, MARYLAND**, a body corporate and politic, its successors and/or assigns, in fee simple for public highway and any other governmental purposes, all that lot of ground situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

All those road portions being known and designated as (i) Highway Widening 'A', 2,062 square feet (0.047 acres) more or less, and (ii) Highway Widening 'B', 9,553 square feet (0.219 acres) more or less, as shown and indicated as "HIGHWAY WIDENING" on the Baltimore County Real Estate Compliance Drawing No. RW 91-128-03 which is attached hereto and made a part hereof.

Being a portion of the property which by Deed dated May 25, 2019 and recorded among the Land Records of Baltimore County, Maryland in **Liber JLE No. 41838, folio 249** was granted and conveyed by Emily S. Haller and Julia Allison Haller Gottsch, surviving Trustees of the J. Alex Haller, Jr. and Emily S. Haller Revocable Trust dated June 24, 2008 unto Emily S. Haller and Julia Allison Haller Gottsch, Trustees of the Haller Marital Trust, the Grantor herein.

TOGETHER with the appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a body corporate and politic, its successors and/or assigns, in fee simple, for public highway and any other governmental purposes.

REVIEWED SDAT
BY *D. Halling* 4-12-21
DATE

Give to Carolyn

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted; and that it will execute such further assurances of the same as may be requisite.

BY THE EXECUTION OF THIS DEED THE GRANTOR HEREBY CERTIFIES UNDER THE PENALTIES OF PERJURY THAT THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS AS HEREINBEFORE SET FORTH.

THIS IS A NO CONSIDERATION TRANSFER TO A POLITICAL SUBDIVISION IN THE STATE OF MARYLAND. THE TRANSFER IS THEREFORE EXEMPT FROM THE PAYMENT OF TRANSFER TAXES AND RECORDATION TAX ACCORDING TO THE TAX-PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (§§ 12-108(a) and 13-207(a)(1)).

THE UNDERSIGNED GRANTOR CERTIFIES UNDER THE PENALTIES OF PERJURY, THAT THE FOLLOWING IS TRUE TO THE BEST OF MY/OUR KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH SECTION 10-912(b)(2) OF THE TAX-GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND (THE "WITHHOLDING LAW"):

1. THAT WE ARE THE TRANSFERORS, OF THAT REAL PROPERTY DESCRIBED IN THIS DEED.
2. THE AMOUNT OF TOTAL PAYMENT FOR THE PURPOSE OF THE WITHHOLDING LAW IS ZERO DOLLARS.

AS WITNESS the due execution hereof by the aforementioned Grantor.

WITNESS:

Janijay d Perlini

By: Emily S. Haller (SEAL)
EMILY S. HALLER, TRUSTEE

Janijay d Perlini

By: Julia Allison Haller Gottsch (SEAL)
JULIA ALLISON HALLER
GOTTSCH, TRUSTEE

STATE OF MARYLAND, COUNTY OF Baltimore to wit:

I HEREBY CERTIFY, that on this 23 day of November in the year 2020, before me, the subscriber, a Notary Public, personally appeared Emily S. Haller, Trustee of the Haller Marital Trust, known to me (or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

EMERALD FERNANDEZ
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires April 6, 2021
Notary Public

My Commission expires:

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 23 day of November in the year 2020, before me, the subscriber, a Notary Public, personally appeared Julia Allison Haller Gottsch, Trustee of the Haller Marital Trust, known to me (or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

EMERALD FERNANDEZ
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires April 6, 2021

My Commission expires:

This is to certify that the within instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland.

Stuart C. Resnick
Stuart C. Resnick

APPROVED AND ACCEPTED

[Signature]
Director
Department of Public Works

APPROVED FOR LEGAL FORM AND SUFFICIENCY*

(Subject to Execution by A Duly Authorized County Administrative Official and County Council, if Indicated)

Leah A. Payton 3/24/21
OFFICE OF THE COUNTY ATTORNEY

*Approval of Legal Form and Sufficiency Does Not Convey Approval or Disapproval of Substantive Nature of Transaction. Approval is Based Upon Typeset Document. All Modifications Require Re-Approval.

APPROVED AND ACCEPTED this 25 day of March, 2021.

BALTIMORE COUNTY, MARYLAND

ATTEST/WITNESS:

[Signature]

By: [Signature]
Name: Stacy L. Rodgers
County Administrative Officer

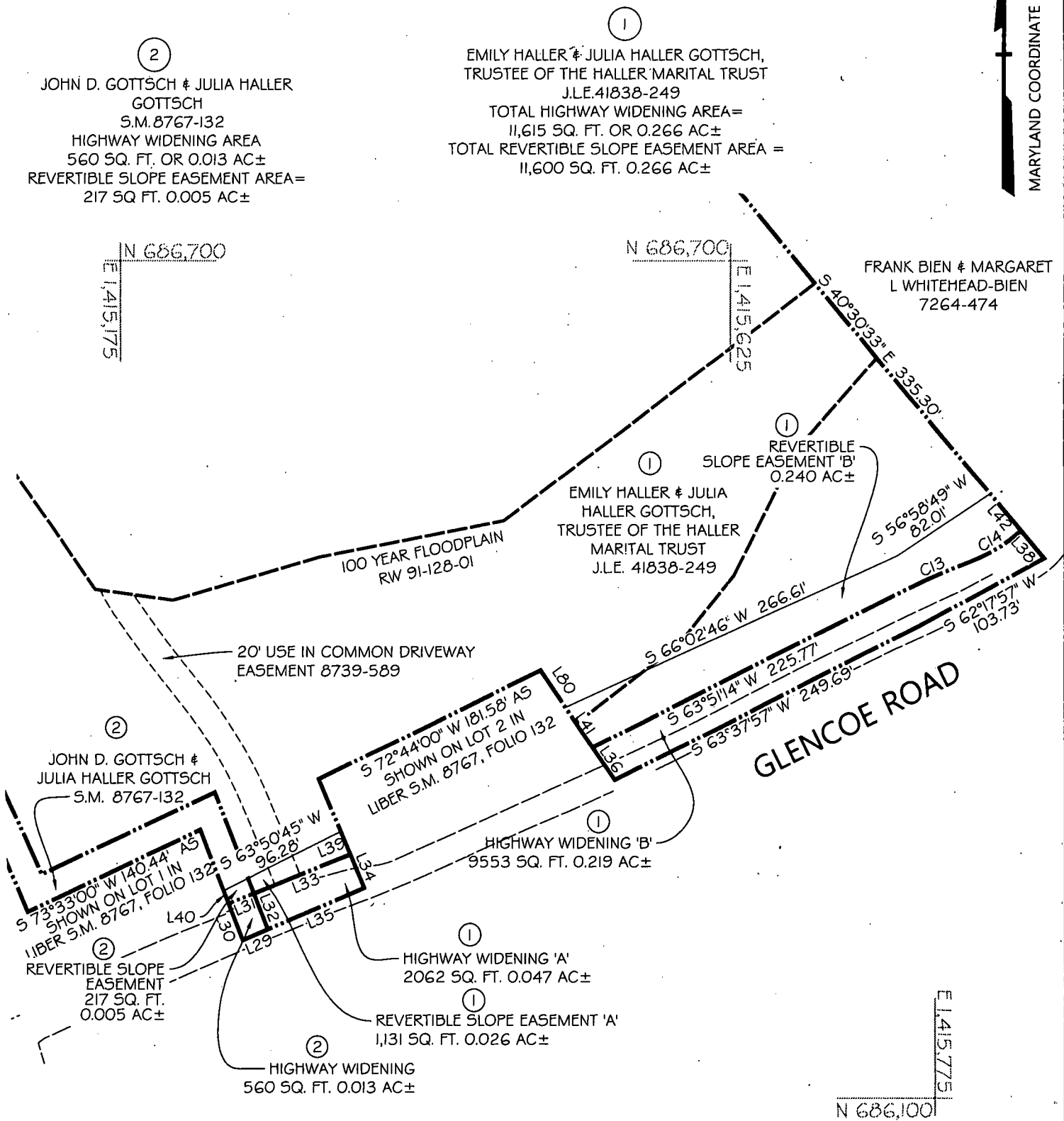
INDEXED

DATE: 4-27-2021

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C13	6°15'00"	458.00'	49.96'	S 66°58'44" W	49.94'	25.00'
C14	20°06'37"	131.00'	45.98'	S 60°02'55" W	45.74'	23.23'

MARYLAND COORDINATE SYSTEM



LINE TABLE

LINE	BEARING	DISTANCE
L29	S 67°14'57" W	20.00'
L30	N 21°37'03" W	28.23'
L31	N 68°36'54" E	20.00'
L32	S 21°37'03" E	27.75'
L33	N 68°36'54" E	76.49'
L34	S 23°15'03" E	25.92'
L35	S 67°14'57" W	77.25'
L36	N 34°45'03" W	28.90'
L38	S 40°30'33" E	25.92'
L39	S 23°15'03" E	18.01'
L40	N 21°37'03" W	9.99'
L41	N 34°45'03" W	35.00'
L42	S 40°29'32" E	35.00'



EXP. DATE: 1/19/2024

BALTIMORE COUNTY		REAL ESTATE COMPLIANCE	
DISTRICT NO. 10c3	POSITION SHEET NO.	FEDERAL PROJECT NO.	
	CONSTRUCTION PLAN NO.	MARYLAND PROJECT NO.	
APPROVED _____ DIRECTOR OF PUBLIC WORKS	AREA TO BE ACQUIRED	EXISTING COUNTY RIGHT-OF-WAY	DATE 2/16/21 REG. NO. 21234
DATE _____	REVERTIBLE SLOPE EASEMENT	AREA TO BE RELEASED	
APPROVED _____ REAL ESTATE COMPLIANCE	TEMPORARY CONSTRUCTION AREA	TEMPORARY SLOPE EASEMENT	REVISIONS
DATE _____	ITEM NO.	RECORDED	SCALE: 1" = 100'
APPROVED _____ DRAFTING		DRAWN BY C.S.	B.C. JOB ORDER NO.
DATE _____		PLAT CHECKED M.D.M	204,205,221-7500
		AREA CHECKED	RW 91-128-03
		TITLE CHECKED	



SURVEYOR CERTIFICATION

Subdivision/Project Name: Haller Property

Public Works Agreement Number: N/A

County Review Group No.: 10-0291

Final Development Plan: N/A

For Project Known As: Haller Property

I HEREBY declare, affirm, and certify under penalties of perjury that, in my professional opinion, the following listed record plat complies in all material respects with the above-referenced Final Development Plan, Public Works Agreement, and/or County Review Group, as applicable, that the Construction Plans relative to said Final Development Plan agree with the said listed right-of-way plats, and that said right-of-way plats were prepared in compliance with Baltimore County, Department of Permits and Development Management, Bureau of Land Acquisition, Drafting Section, Design Manual, dated September 1996.

I FURTHER agree to indemnify, protect, and hold harmless Baltimore County, Maryland, its agents, employees, successors, and/or assigns from and against any and all reasonable costs, liability, penalties, fines, forfeitures, reasonable attorney fees, judgments, and related litigation costs arising from any negligent errors and omissions contained in this certification, it being fully understood and acknowledged that Baltimore County intends to rely fully upon said certification. It is intended that Baltimore County, its successors and/or assigns, shall be a third party beneficiary of an agreement, whether oral or written, between my client, John D. and Julia A. Gottsch and me for the preparation of this Certification.

Record Plats

Right-of-Way Plats

See Attached (4)

 (SEAL)

Name: Michael D. Martin, P.L.S.

Professional Liability Insurance:

Date: 2.24.2021Company: RLI Insurance CompanyCompany: Daft-McCune-Walker, Inc.Policy No.: RDP 0037218Address: 501 Fairmount AvenuePolicy Limits: 2,000,000/2,000,000Suite 300Policy Limits: 50,000 DeductibleTowson, MD 21286Telephone No.: (410) 296-3333

KRAMON & GRAHAM, P.A.

ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202

telephone (410)-752-6030

facsimile (410) 539-1269

ATTORNEY CERTIFICATION

SUBDIVISION/PROJECT NAME: Haller Property
PUBLIC WORKS AGREEMENT NO: N/A
CRG NO.: 10-0291
FINAL DEVELOPMENT PLAN DATED: N/A
FOR PROJECT KNOWN AS: Haller Property

THE UNDERSIGNED HEREBY CERTIFIES, REPRESENTS AND OPINES TO BALTIMORE COUNTY, MARYLAND, that:

1. The undersigned is an attorney duly admitted to practice before the Court of Appeals of Maryland and in good standing thereunder.

2. The undersigned maintains, or has maintained for the benefit of the undersigned, professional liability insurance coverage under Policy No: LPL10005474706, issued by Endurance American Specialty Insurance Company, insurer, with limits of liability of \$5,000,000.00/\$5,000,000.00. Such policy is in force and effect as of the date of this Certification, benefiting the County in case of loss, injury or damage arising from any errors or omissions related to the issuance of this Certificate by the undersigned and the County's reliance thereon.

3. The attached instruments were prepared by me or under my supervision, and conform in all material respects to the prescribed form for such Instruments as set forth in The Baltimore County, Maryland, Department of Permits, Approvals and Inspections, Real Estate Compliance Right of Way Documents Manual, 2007 edition.

4. The undersigned has caused a diligent examination of the Land Records of Baltimore County, Maryland, to be made to ascertain the status of record title to the real property (the "Property") described in, and to be encumbered or conveyed by, the Instrument. Based solely upon examination of such records as on file through the date of this certification (the "Examination Date"), by the undersigned, the undersigned certifies, represents and opines to Baltimore County, Maryland, that:

- a. Fee simple title of record is vested in **Emily S. Haller and Julia Allison Haller Gottsch**, Trustees of the Haller Marital Trust, by virtue of the Deed dated May 25,

Attorney Certification
Haller Property

2019 and recorded among the Land Records of Baltimore County, Maryland in **Liber JLE No. 41838, folio 249** from Emily S. Haller and Julia Allison Haller Gottsch, surviving Trustees of the J. Alex Haller, Jr. and Emily S. Haller Revocable Trust

- b. The Instruments are in appropriate form for the conveyance of, or creation of encumbrance on, the Property.
- c. Following the due execution and acknowledgment of the Instrument by the parties named therein, the signatory thereon having the authority to so bind the grantor entity referenced therein (if applicable) and its delivery to and acceptance by the County, and its recordation among the Land Records, the Instrument will be effective in accordance with its terms to create or convey the interest in the Property which the Instrument purports to create or convey, without the requirement or joinder of any other party having an interest of record in the Property (including, but not limited to, beneficiaries of easements, rights of way, security instruments, and/or agreements) as of the Examination Date.
- d. I have no personal knowledge of conflicting interests (including, but not limited to, rights or claims of parties in possession, adverse claims, and/or equitable interests not shown by the public records) that would interfere with or jeopardize Baltimore County's use of the herein granted easement or fee simple area for the purposes set forth in this Instrument.

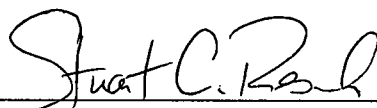
5. This Certification is made and delivered subject to the express understandings and agreements:

- a. The execution and delivery of this Certification by the undersigned was an express condition precedent to the agreement of Baltimore County, Maryland, to accept the Instrument from the parties named therein as granting or joining in the same.
- b. This Certification of title is rendered to Baltimore County, Maryland, for its benefit, with the understanding that Baltimore County, Maryland, will rely upon the truth, accuracy and completeness of the certifications, representations and opinions herein set forth.
- c. This Certification of title may be relied upon by Baltimore County, Maryland, authorities. It may not be relied upon by any other person or entity without the prior written consent of the undersigned.
- d. The undersigned assumes no liability for any lien, encumbrance, and/or defect in title to or ownership of the Property, of whatever nature or character, arising subsequent to the Examination Date of which the undersigned had no personal knowledge. The undersigned assumes no responsibility for any lien, encumbrance, title defect or any other matter affecting title to the Property of which the undersigned had no personal knowledge and not appearing of record among the Land Records of Baltimore County, Maryland, as of the Examination Date.

Attorney Certification
Haller Property

Date: February 23, 2021

Kramon & Graham, P.A.

By: 
Stuart C. Resnick, Attorney

Address:

One South Street
Suite 2600
Baltimore, Maryland 21202
Phone No: 410-752-6030

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible) 421-3543

XLS #16640

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.			
		<input checked="" type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other B	<input type="checkbox"/> Other
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation	to Government - Section 12-108(a)		
		State Transfer	to Government - Section 13-207(a)(1)		
		County Transfer	to Government - Section 11-3-202(a)(4)		

Space Reserved for Circuit Court Recording Validation

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$
		Any New Mortgage	\$	X () % =	\$
		Balance of Existing Mortgage	\$	Less Exemption Amount	- \$
		Other:	\$	Total Transfer Tax	= \$
		Other:	\$	Recordation Tax Consideration	\$
		Full Cash Value:	\$	X () per \$500 =	\$
		TOTAL DUE	\$		

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:
		Recording Charge	\$	\$	
		Surcharge	\$	\$	Tax Bill:
		State Recordation Tax	\$	\$	
		State Transfer Tax	\$	\$	C.B. Credit:
		County Transfer Tax	\$	\$	
		Other	\$	\$	Ag. Tax/Other:
		Other	\$	\$	

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		10	10-08-001330	JLE 41838/249	28 Grid 23	165	(5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		Highway Widening, 0.047 acres & Highway Widening, 0.219 acres						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		1317 GUNGE ROAD						
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:				
		Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:				
		If Partial Conveyance, List Improvements Conveyed:						

7	Transferred From	Doc. 1 – Grantor(s) Name(s)		Doc. 2 – Grantor(s) Name(s)	
		Emily S. Haller, Trustee			
		Julia Allison Haller Gottsch, Trustee			
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)		Doc. 2 – Owner(s) of Record, if Different from Grantor(s)	

8	Transferred To	Doc. 1 – Grantee(s) Name(s)		Doc. 2 – Grantee(s) Name(s)	
		Baltimore County, Maryland			
		New Owner's (Grantee) Mailing Address			
Old Courthouse, Towson, Maryland 21204					

9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name: Real Estate Compliance, Brenda Reeder, Inter Office		<input type="checkbox"/> Hold for Pickup
		Firm Baltimore County, Maryland		<input checked="" type="checkbox"/> Return Address Provided
		Address: County Office Building, 111 W. Chesapeake Avenue, Room 127 Towson, Maryland 21204 Phone: (410) 887-3284		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify:
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line									
Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:			
Year	20	20	Geo.	Map	Sub	Block			
Land			Zoning	Grid	Plot	Lot			
Buildings			Use	Parcel	Section	Occ. Cd.			
Total			Town Cd.	BALTIMORE COUNTY, MARYLAND					
REMARKS:									
NO COUNTY TRANSFER TAX									
Per [Signature] ART 11 TITLE 3									
SUBTITLE 2, 11-3-202									
RECORDATION TAX									
Per [Signature] T.P. ART 12-108									
Date 01-16-21									

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 44596, p. 0361, MSA CE62 44453, Date available 05/03/2021, Printed 02/05/2025.